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Community Way
Croxley Green
Rickmansworth
Hertfordshire WD3 3SU

MINUTES OF A MEETING OF THE
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER
ON THURSDAY 7 FEBRUARY 2019 at 8.00 PM

Present: Cllr Mitchell - In the Chair
David Allison – Clerk to the Council
Ryan Bennett – Administrative Officer

Cllrs Gallagher & Hobbs

In Attendance: Cllr Wallington

Voting Members: 3

Members of the Public: 0

PD3313/19 Apologies for Absence

Apologies were received from Cllr Baldwin, Bains, Birch and Hollands.

PD3314/19 Declarations of Interest

Members were invited to declare interests as appropriate during the course of the meeting.

PD3315/19 Representations from the Public

No representations were made.

PD3316/19 Highways and Road Safety

Members were advised that no matters regarding road safety had been formally brought to the council's attention.

A Cllr raised a matter regarding vehicles parking very close to road junctions. It was suggested that if the Cllr took a photograph of such instances and send in to the office they would be forwarded to the PCSOs.

PD3317/19 Minutes

Resolved:

- That the minutes of the meetings held on Thursday 3 January 2019 and Thursday 17 January 2019 be approved and signed by the Chairman.

PD3318/19 Matters Arising

There were no matters arising.

PD3319/19 Planning Applications

In the following applications "NGFO" means No Grounds For Objection:

[Single storey rear extension; single storey side extension and conversion of garage to habitable accommodation; roof extension including increase in ridge height and insertion of side and rear dormer and rooflights to front roofslope and front porch; subdivision of site and creation of semi-detached two storey dwelling with side and rear dormers and associated parking and landscaping and relocation of existing vehicular access to serve both dwellings](#)

1A Links Way Croxley Green WD3 3RG

Ref. No: 18/2444/FUL | Received: Mon 10 Dec 2018 | Validated: Fri 18 Jan 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: OBJECT for the following reasons:

- **CGPC believe that this proposal would result in over-massing of the plot.**
- **We note the comment from HCC Highways but are not sure they have taken into consideration the large increase in the number of pedestrians in the area, mainly children, following the completion of Croxley Danes School.**
- **The proposal is in breach of Policy CA1 of the Croxley Green Neighbourhood Plan due to:**
 - 1. The change in ridge height**
 - 2. The smooth white rendering being of keeping with the character area, completely different to existing materials and would unbalance the street scene**
- **There appears to be no attempt to conform to the Croxley Green Neighbourhood Plan.**
- **The comment from neighbouring property 1B Links Way shows legitimate concerns about the development.**
- **CGPC feels it does not comply with Policy DM1 (Residential Design & Layout) from the Development Management Policies Local Development document.**

Croxley Green Parish Council would like this application to be considered by the TRDC Planning Committee.

[Demolition of existing conservatory and construction of single-storey rear extension and front porch canopy](#)

12 Hazelwood Road Croxley Green WD3 3EB

Ref. No: 19/0112/FUL | Received: Thu 17 Jan 2019 | Validated: Thu 17 Jan 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Single storey rear extension](#)

63 Oakleigh Drive Croxley Green WD3 3EE

Ref. No: 19/0135/FUL | Received: Tue 22 Jan 2019 | Validated: Thu 24 Jan 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

[Part single/part two storey rear extension, alterations to external materials and fenestration detail.](#)

215 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LH

Ref. No: 19/0056/FUL | Received: Fri 11 Jan 2019 | Validated: Fri 25 Jan 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO providing the materials chosen are in keeping with those existing.

[First floor side extension and single storey front extension](#)

3 Lincoln Way Croxley Green WD3 3NQ

Ref. No: 19/0174/FUL | Received: Mon 28 Jan 2019 | Validated: Tue 29 Jan 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Ground floor rear extension and patio works

40 Sycamore Road Croxley Green Rickmansworth Hertfordshire WD3 3TD
Ref. No: 19/0199/FUL | Received: Wed 30 Jan 2019 | Validated: Wed 30 Jan 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

Front porch, single storey side and rear extension, first floor rear extension, loft conversion including hip to gable roof alterations, front dormer window, front and rear rooflights and alterations to fenestration detail.

8 Elmcote Way Croxley Green WD3 3HP
Ref. No: 19/0186/FUL | Received: Tue 29 Jan 2019 | Validated: Mon 04 Feb 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

First floor side extension, part single part two storey rear extension, conversion of garage into habitable accommodation including replacement of garage door with bay window and single storey side extension

Ben Luce Parrotts Close Croxley Green WD3 3JZ
Ref. No: 19/0206/FUL | Received: Thu 31 Jan 2019 | Validated: Tue 05 Feb 2019 | Status: Pending Consideration

Croxley Green Parish Council Decision: NGFO

PD3320/19 Recent Decisions by Thee Rivers District Council

Approved

Application:	Demolition of existing garage and construction of single storey side and rear extensions and front porch
Address:	27 Rochester Way Croxley Green WD3 3NE
Application No:	18/2347/FUL
CGPC Decision	NGFO
TRDC Decision	Approved

Application:	First floor side and rear extension
Address:	6 Chess Vale Rise Croxley Green WD3 4AF
Application No:	18/2333/FUL
CGPC Decision	NGFO
TRDC Decision	Approved

Application:	Proposed orangery extension
Address:	1 Appleby Drive Croxley Green WD3 3FP
Application No:	18/2460/FUL
CGPC Decision	NGFO
TRDC Decision	Approved

Application:	Single storey side infill extension
Address:	54 Sycamore Road Croxley Green WD3 3TF
Application No:	18/2508/FUL
CGPC Decision	NGFO
TRDC Decision	Approved

Refused

None advised.

PD3321/19 Appeals Against Planning Decisions

Members were advised that an appeal has been made in respect of the planning application for Scotsbridge House, Scots Hill.

PD3322/19 Closure

There being no further business, the Chairman closed the meeting at 9.12pm.